

for sale

offers in the region of **£140,000**



Derwent Foundry Mary Ann Street Birmingham B3 1BG

IDEAL BUY TO LET / FIRST TIME PURCHASE - Situated in St Pauls Square, Jewellery Quarter, the apartment offers one bedroom, lounge with open plan kitchen, bathroom and is well presented throughout.

Derwent Foundry Mary Ann Street Birmingham B3 1BG

Property

On street parking.

Entrance Hall

Having an intercom system, storage and doors off to:

Open Plan Living

Open plan living with kitchen comprising of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with cooker hood overhead, spotlights, integrated appliances and wall mounted heater.

Lounge area has large double glazed window with a wall mounted heater.

Bedroom One

Having double glazed window and a wall mounted heater.

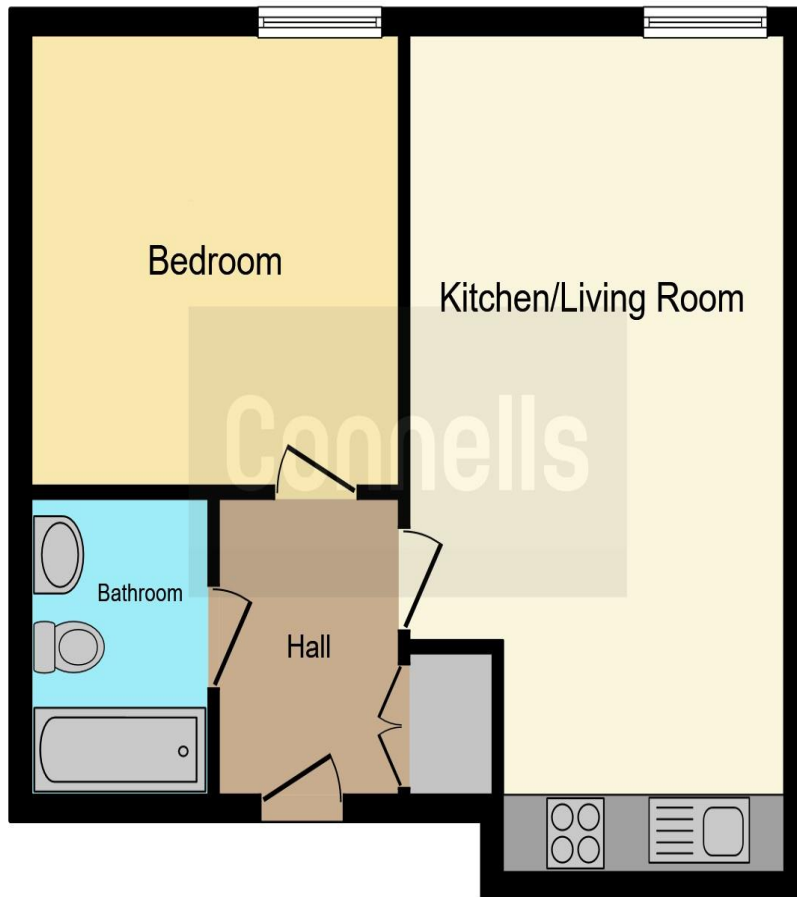
Bathroom

Modern bathroom suite bath with shower overhead, glass shower screen, partly tiled, vanity mirror, wash hand basin, low level w.c and tiled flooring









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG111158 - 0004

Tenure: Leasehold

EPC Rating: B

[check out more properties at connells.co.uk](http://connells.co.uk)

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk